



Town of Arlington, Massachusetts
730 Massachusetts Ave., Arlington, MA 02476
Phone: 781-316-3000

webmaster@town.arlington.ma.us

Minutes 09/27/2007

Commissioners Present: A. Frisch, M. Penzenic, T. Smurzynski, J. Worden.
B. Cohen arrived at 8:36pm

Commissioners Not

Present: M. Hope Berkowitz, G. Dubell, M. Logan, Y. Logan,
M. Potter, S. Makowka

Guests: J. Becker, J. Angelakis, D. Whitford, G. Bauer

1. Meeting Opens 8:00pm

J. Worden acted as chair in absence of S. Makowka and until B. Cohen arrived at 8:36pm when it was turned over to her as vice-chair of the Commission.

2. Appointment of alternate Commissioners for Russell and Jason/Gray Historic Districts. A. Frisch, T. Smurzynski, B. Cohen

3. A. Frisch moved approval of the August 23, 2007 draft minutes, seconded by T. Smurzynski, all voted in favor. J. Worden moved to table the July 26, 2007 draft minutes until next month, seconded by A. Frisch, all voted in favor to table minutes of July 26, 2007.

4. Communications

- a. S. Makowka received call from Town Engineer re: 187 Lowell Street
- b. J. Worden discussed 40B hearing at state house and got hostile reaction from committee, MHC people said nothing while distortions of historic district process went around
- c. J. Worden said he had a report at 23 Jason Street of work going on there. No certificates issued and may be repair work, owner is Jim Leary and may be in need of reminder of CONA requirement
- d. J. Worden said Dr. Foley across street is looking to put in brick sidewalk and brick driveway – not under our jurisdiction and he wants to eliminate the hump in drive before re-paving with brick
- e. Town Day Report – M. Penzenik said it was fun. A. Frisch said it was unfair for us to do the taking down and not have been prepared as well with able bodies. We need clear directives for next year and more people to help with tear down duties. Would benefit from some sort of kiosk to showcase the two Commissions. Will add to our joint meeting agenda.
- f. J. Worden mentioned that we need two additional Commissioners – both at-large

5. New Business

- a. 1st Formal hearing re: 26-28 Jason Street. Joseph Angelakis (owner) brought pix of existing conditions – wants to make driveway grade with neighbors' driveway. J. Worden said architect is to be complemented on following our suggestion to pick up some motif from house. Brought out edges, hip dormers to match house. Front windows match the house. The cupola (small one) is not on the drawings presented yet, but is proposed to be added. Windows for garage – would like to do something that would be more age appropriate for the house. Would like to start getting prices for house to get asbestos shingles removed. Existing house windows are vinyl replacement windows. Windows are probably 2 over 1 – M. Penzenik said place to start would be finding old photos of house. Would like to put something in the garage that will eventually match the changes on the house windows. Issue is windows on the garage – on elevation picked up on palladium window – J. Worden said palladium windows is too fancy on a garage. Under house is clapboard half way up then shingles. May be forced to use Hardy Planks being so close to property line – J. Worden asked M. Penzenik whether you can do the Hardy Planks on the 10 feet nearest property line or on the whole building. Building Dept. told owner anything within 6 feet would need Hardy Plank. M. Penzenik said he would need to go before the ZBA. Window & door openings also need to be a certain distance from property line. Also, new Bylaws in Town whereby when you have a new structure over 350sf you have to do storm water mitigation. If you did permeable pavers instead of hardtop on driveway that would help maybe. Fieldstone walls might be part of project. J. Worden came back to building, original house built in 1896. J. Worden had 2 questions about garage –

1 clapboards on 1st level and shingles above – if using the Hardy Planks & Shingles – can they go with the Clapboards alone. 2) Actually would a kind of hayloft type door be more appropriate- everyone disagreed and said it would be inappropriate. Traditionally in 1896 a servant may have lived there in the garage. M. Penzenik said west elevation, windows on 1st floor are shorter than ones on 2nd floor and it looks odd.

Lower floor windows should be same size or bigger. Windows – B. Cohen said from the period it would have been 6 over 2, 2 over 1, etc. Wants to eventually do the windows on the house. – No vinyl windows – wants wood. Huge expense for wood. Getting 3 prices for windows on garage. Depending on the exterior of the house – window moldings might have been destroyed. If you want to replace the ears it's expensive, you can just ignore it. Marvin windows were suggested to take a look at...want window to be a common type that if they are wooden replacement windows they're easy to obtain and not overly expensive. M. Penzenik said windows companies offer 6 over 6 or 6 over 1. Anything different is costlier.

6 over 1 are his preference and Commissioners agreed it would work for them. Same size windows on side with hip dormers. Doors – we like the ones that fold up but are designed to look like carriage – not steel or pressed. Applicant planned to withdraw application until ready to act with contractor. J. Becker (abutter) asked about where building will be and windows. Garage doors – wooden swing out – no opposition to cupola – will bring exact dimensions. Likes a cupola – personal preference. Roofline is good – hip dormers are good – look into 6 over 1 windows, windows on side and back match with windows on top. Asking about hardy planks and flair. Commissioners suggested to not withdraw, continuing to next month meeting. Applicant agreed to continue hearing to 8:20pm on 11/15/07 meeting, or sooner. Moved extension by J. Worden, seconded by A. Frisch, all approved

b. Formal Hearing re: 23 Water Street (David Whitford) – re: construction of wooden storage shed. Never did previously approved shed. Lawnmower & bicycle in basement is not working. Want to purchase preconstructed shed to go at top of driveway. All wood, big enough but not huge. M. Penzenic said unpainted looked rustic for property. Otherwise, she thought it was fine. Plot plan shown. Simple foundation – not poured. M. Penzenik said you should have someone check the zoning bylaw for the setbacks. You will see it from the foot of the driveway. B. Cohen moved that the Russell Street Historic District Commission, having fully reviewed the application before it, finds that the project under consideration, if constructed according to the plans submitted therewith, will be in harmony and not incongruous with the historical and architectural values of the district. Suggestion from Commissioners that the structure be painted and not left untreated to match the main house. Seconded by M. Penzenic, approved unanimously. B. Cohen appointed monitor

c. Informal hearing re: 42 Pleasant (Dr. Gregory Bauer) – currently sign at 406 Mass. Ave. – Dr. DeFilippo was there – same exact sign but with the 42 for the address instead at the top. Applicant owns entire first floor and is requesting only one sign. Question whether CONA would be appropriate.

According to J. Worden you're adding something that is currently not in existence. B. Cohen disagreed and said you could do a 10 day certificate because in the past there was a sign in the proposed location.

J. Worden was comfortable and moved that the Pleasant Street Historic District Commission, having fully reviewed the application before it, finds that the project under consideration, if constructed according to the plans submitted therewith, will be in harmony and not incongruous with the historical and architectural values of the district. Since the effect of the change will be insubstantial to the building and the district, it is determined that a public hearing can be dispensed with, and a certificate issued after abutters have been notified and a ten day period for comments has passed. Seconded by T. Smurzynski, all voted in favor. B. Cohen appointed monitor

d. 23 Maple Street – J. Worden moved to continue application until November 22 with Carol receiving actual written request. Seconded by M. Penzenik, voted all in favor unanimously to continue hearing.

6. Other Business

- a. Carol will work on joint meeting with AHC
- b. District Signage Inventory – Ongoing
- c. Westminster Ave. Traffic Signs – No report

7. Old Business

- a. Preservation loan update – getting brochure reprinted. Sent info to MHC website re: Preservation loan programs
- b. Outreach to neighbors & realtors
- C. Monitor status of projects. – take off 29, 55,

8. Review of Projects

- 1. 80 Westminster Avenue (Reitzel 00-09M) – Berkowitz
- 2. 14-16 Russell Street (Alex 00-28R), 10/01 (certificate modified 11/01) – Makowka
- 3. 35 Jason Street (Lynch 00-33J) 12/01; 01-08J) 05/02 – Makowka-COA
- 4. 11 Westmoreland Avenue (Caruso 01-12M) 6/02 – Cohen-COA
- 5. 139-141 Westminster (Entov 03-18M) – Berkowitz-COA
- 6. 14 Jason Street (window change w/o permit) - Makowka

7. 144 Pleasant Street (Cole, 04-1P) – Potter-COA
8. 25 Elder Terrace (Cantlon, 04-3G) – Cohen-COA
9. 79 Crescent Hill (Moore, 04-5G) – Cohen-CONA
10. 72 Westminster Ave. (Colman, 04-6G) – Y. Logan-COA
11. 74 Pleasant Street (St John's Episcopal Church, 04-10P) – Makowka-CONA
12. 56 Jason Street (Tanner, 04-15J) – Kuhn-COA
13. 15 Russell Street (Lagow, 04-17R) – Penzenik (changed from Kuhn)-COA
14. 118 Pleasant Street (Pleasant St. Realty Trust, 04-21P) - Makowka-CONA
15. 50 Pleasant Street (Town of Arlington, 04-22P) – Penzenik-COA
16. 19 Westmoreland Ave. (Munro, 04-23M) – Potter-CONA
17. 19 Westmoreland Ave. (Munro, 04-24M) – Potter-COA
18. 40-42 Pleasant Street (Barbosa for Scire, 05-04P) – Makowka – CONA
19. 75 Westminster Ave. (Dressler, 05-06M) – Makowka – COA
20. 175 Lowell Street (Erickson for Hill, 05-07M) – Cohen – COA
21. 15 Montague Street (Barkans, 05-08M) – Cohen – CONA
22. 145 Pleasant Street (Colt, - 05-13P) – Santos – COA
23. 203 Lowell Street (Salocks & Stafford – 05-15M) – Makowka – CONA
24. 14-16 Russell Street (Alvin Robbins Condo Trust – 05-23R) – Cohen – COA
25. 105 Westminster Avenue (Orrigo – 05-27M) – Cohen – COA
26. 34 Westminster Avenue (Ahlin for Heinrich – 05-28M) – Santos – COA
27. 14 Westmoreland Avenue (Leveille – 05-29M) – Makowka – CONA
28. 145 Pleasant Street (Colt – 05-30P) – Makowka – CONA
29. Lot between 147 & 157 Lowell Street (Warnock – 05-33M) – Santos/Cohen – COA - **REMOVE**
30. 28 Academy Street (Rehrig – 05-34P) – Penzenik – COA
31. 109 Crescent Hill Ave. (Sienkiewicz – 05-35M) – Frisch – COA
32. 10 Central Street (Hedlund – 05-36C) – Penzenik – COA
33. 145 Pleasant Street (Colt – 06-01P) – Santos – CONA
34. 118 Westminster Ave. (Stansbury – 06-02M) – Frisch – COA
35. 7 Westmoreland Ave. (Levy – 06-03M) – Penzenik – COA
36. 205 Pleasant Street (Kavanaugh – (originally 05-30Pcorrected to 06-05P) – Makowka – CONA
37. 106 Crescent Hill Ave. (Magnussen – 06-07M) – Alberg – COA
38. 106 Crescent Hill (Magnussen – 06-10M) – Makowka – CONA
39. 42 Academy Street (Sachs – 06-12P) – Penzenik – COA
40. 197 Lowell Street (Svencer – 06-13M) – Makowka – COA
41. 1 Monadnock Road (Starks & Hopeman – 06-15P) – Makowka – CONA
42. 20 Maple Street (Kapinos – 06-16P) – Makowka – CONA
43. 140 Pleasant Street (Haas – 06-17P) – Makowka – CONA
44. 203 Lowell Street (Salocks & Stafford – 06-20M) – Potter – COA
45. 23 Jason Street (Shedin for Leary – 06-21J) – Makowka – CONA
46. 106 Crescent Hill Ave. (Magnussen – 06-22M) – Makowka – CONA
47. 123 Westminster Ave. (Urgotis – 06-26M) – Makowka – CONA (Front Steps)
48. 109 Westminster Ave. (Rimes – 06-27M) – Makowka – CONA (Roof Shingles)
49. 111 Pleasant St. (Fredieu – 06-28P) – Makowka – CONA (Front Porch & Main Roof)
50. 16 Maple St. (Rogers – 06-29P) – Makowka – CONA (Tool Shed Demolition)
51. 16 Central St. (Keane for Piechota – 06-30C) – Makowka – CONA (Roof Replacement)
52. 26 Academy St. (Wright – 06-31P) – Makowka – COA (Stoop & Railing Replacement)
53. 243 Pleasant St. (Ferranti – 06-36P) – Makowka – CONA (Roof Replacement)
54. 23 Russell St. (Glover – 06-38R) – Cohen – COA (Porch Rail, Window, Fence)
55. 5 Venner Road (Kallas – 06-39P) – Frisch – COA (Window Replacements) - **REMOVE**
56. 105 Pleasant St. (Ferraguto – 06-40P) – Makowka – CONA (Front Portico & Beams)
57. 99 Westminster Ave. (Doctrow – 06-43M) – Cohen - COA (Porch)
58. 50 Pleasant St. (Town of Arlington – 06-44P) - Mahowka - CONA (Front Door)
59. 188 Pleasant Street (Spencer – 07-01P) – Makowka – CONA (Gutters, Porch Repairs)
60. 109 Crescent Hill Ave. (Peik for Sienkiewicz – 07-02M) – Frisch – COA (Windows)
61. 251 Pleasant St. (Fitch – 07-03P) – Frisch – COA (Doors)
62. 109-117 Crescent Hill Ave. (Sienkiewicz – Denial 2007) – Makowka (New Construction)
63. 144 Pleasant St. (Yates – 07-04P) – Makowka – CONA (Rear Basement Window)
64. 111 Pleasant St. (Fredieu – 07-05P) – Makowka – CONA (Chimney,Garage Door, Repairs, etc)
65. 390 Mass. Ave. (Kozelian – 07-06A) – Makowka – CONA (Soffit,Fascia,Rafter,Gutter & Slates)
66. 246 Pleasant St. (Eykamp – 07-07P) – Makowka – COA (Driveway, Patio & Portico)
67. 111 Pleasant St. (Fredieu – 07-08P) – Frisch – COA (Gutters, Valley & Scuppers)
68. 12 Russell Terrace (Caritas – 07-09R) – Makowka – CONA (Temporary Fence)
69. 152B Pleasant St. (Cury – 07-10P) – Makowka – CONA (Hot Tub & Fence At Rear)
70. 16 Maple St. (Rogers – 07-11P) – Makowka – CONA (Deck)
71. 23 Maple St. (ARB – 07-12P) – Makowka – CONA (Chimney, Soffits, Fascia, Gutters)
72. 143-145 Westminster (Ketcios -07-13M) – Makowka – CONA (Trim & Floor Boards on Porch)

73. 24 Irving St. (Kelly – 07-14P) – Makowka – CONA (Windows, Sills, Porch & Balcony)
74. 46 Westminster Ave. (Surratt – 07-15M) – Makowka – CONA (Porch Repair)
75. 152b Pleasant St. (Cury – 07-16P) – Worden – COA (Fence)
76. 8-10 Central St. (Hedlund – 07-17C) – Frisch – COA (Fence & Pergola)
77. 72 Westminster Ave. (Coleman – 07-19M) – Makowka – COA (Windows)
78. 10 Montague St. (Jirak – 07-20M) – Makowka – CONA (Fence Replacement)
79. 157 Lowell St. (Stevens – 07-21M) – Makowka – CONA (Porch)
80. 7 Oak Knoll (Bailey – 07-22P) – Makowka – CONA (A/C Duct & Condit)
81. 3 Westmoreland Ave. (Canty – 07-23M) – Makowka – CONA (Roof & Light)
82. 182 Westminster Ave. (Meikle – 07-24M) – Makowka – CONA (Roof, Doors, Windows)
83. 17 Oak Knoll (Rogers for Stein – 07-25P) – Makowka – CONA (Roof)
84. 145 Pleasant St. (Colt – 07-26P) – Makowka – CONA (Wall)
85. 23 Maple St. (Town of Arl – 07-27P) – Makowka – COA (Siding Removal)
86. 110 Crescent Hill Ave. (Lockery – 07-28M) – Frisch – COA (Rear Addition)
87. 25 Avon Place (Smith – 07-29A) – Cohen – COA (Gutters)
88. 72 Crescent Hill Ave. (Lamont – 07-30M) – Cohen – COA (Window, Structure Removals)
89. 40 Russell St. (Allen – 07-31R) – Makowka – CONA (Cellar Steps, Bulkhead, Awning)
90. 50 Pleasant St. (Town of Arl – 07-32P) – Makowka – COA (Wood Gutters & Fascia)
91. 20 Maple St. (Kapinos – 07-33P) – Makowka – CONA (Shutters)
92. 16 Maple St. (Rogers – 07-34P) – Makowka – CONA (Shed)
93. 3 Westmoreland Ave. (Canty & Eng – 07-35M) – Makowka - COA (Fence)
94. 30 Russell Street (Shovlin – 07-36R) – Makowka – CONA (Garage Doors & Fence)
95. 36 Jason Street (Smith – 07-37P) – Makowka – CONA (Wood Fascia & Shingles)
96. 30 Russell Street (Shovlin – 07-38R) – Smurzynski – COA (Rear Porches, Deck, Stairs, Rail)
97. 109 Westminster Ave. (Rines – 07-39M) – Dubell – COA (Steps, Walls)
98. 151 Lowell Street (Wyman – 07-40M) – Logan – COA (Garage)
99. 23 Maple Street. (Town of Arl. – 07-41P) – Makowka – CONA (Insulation Installation)

Meeting adjourned – 9:37pm